

SIERRA VISTA PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
July 5, 2016  
CITY COUNCIL CHAMBERS  
Meeting Minutes

The Regular Meeting of the Sierra Vista Planning and Zoning Commission was called to order at 5:00 p.m. in the City Council Chambers.

Members Present:           Dave Grieshop  
                                  David Thompson  
                                  Patricia Olson  
                                  John Barton  
                                  Sharon Lake  
                                  Gerald Gabel

Members Absent:           Kevin Jorgenson, Vice Chair

Staff Present:             Matt McLachlan, AICP, Director  
                                  Jeff Pregler, Senior Planner  
                                  Tina Moore, Planner II

Council Present:           None

Others Present:           Linda Jones, Christian House Fellowship Church

ACCEPTANCE OF THE AGENDA:

Mr. Grieshop made the motion to accept the agenda. Motion was seconded by Mr. Barton.

VOTE: Approved by a vote of 4-0. (Ms. Lake and Mr. Gabel cannot vote until 30 days after appointment.)

ACCEPTANCE OF THE MINUTES:

1. Ms. Olson made the motion to accept the minutes of July 5, 2016. The motion was seconded by Mr. Barton.

VOTE: Approved by a vote of 4-0.

CHAIR COMMENTS

David Thompson, the acting Chair, had no additional comments.

### CALL TO THE PUBLIC

Mr. Thompson opened the meeting to the public. There being no response, Mr. Thompson closed the meeting to the public.

### NEW BUSINESS

2. Resolution 1135

Abandonment of Alleyway on Denman Avenue between N. 4th and N. 5th Streets.

Mr. Grieshop read the motion recommending approval of the abandonment. Seconded by Ms. Olson.

Ms. Moore read the staff report. She indicated that the applicant is proposing to combine the properties to increase the buildable area. The abandonment of the alleyway would allow for the lot combination process to proceed. Additionally, she stated that staff was in support of the abandonment and that there were no objections from the public.

No additional comments from the Commission to staff.

The applicant, Ms. Linda Jones introduced herself to the Commission and asked if there were any questions of the project.

There were no additional comments from the Commission.

Mr. Thompson opened the meeting to the public.

Mr. Will Wiemer, 201 N. 5th Street indicated that he had no objections to the project.

There being no additional comments, Mr. Thompson closed the meeting to the public.

Mr. Thompson called for the vote.

VOTE: 4-0

3. Resolution 1136

Conditional Use Permit for Christian House Fellowship Church

Mr. Barton made the motion recommending approval of the Conditional Use Permit. Seconded by Ms. Olson.

Ms. Moore read the staff report. She indicated that a proposed church use within a residential zoning district required a Conditional Use Permit (CUP). She explained that the development would be constructed in two phases; the multi-use activity center would be constructed in Phase 1 and the church and accessory uses would be constructed in Phase 2. She further stated that staff was in support of the (CUP) because of the positive benefits provided by the

church and minimal impacts on adjacent neighbors. Additionally, there were no objections from neighboring property owners.

Mr. Barton asked about the timeline for Phase 1 and Phase 2 of the project. Ms. Jones explained that the goal is to +complete Phase 1 by March of 2017 and the second phase completed by the end of 2017.

Mr. Grieshop asked if the utility companies would be involved with the project should the utility lines and boxes need to be located on the site. Ms. Jones stated that all agencies would cooperate to ensure compliance with all codes and regulations.

There being no additional questions, Mr. Thompson opened the meeting to the public. There being no additional comments, Mr. Thompson closed the meeting to the public.

Mr. Thompson called for the vote. Unanimous to approve.

VOTE: 4-0

#### FUTURE DISCUSSION ITEMS, COMMISSION REQUESTS, AND ANNOUNCEMENTS

Ms. Olson observed dirt and asphalt being dumped at the northeast corner of 7th Street and Tacoma Avenue. Mr. McLachlan will research the individual responsible for dumping and provide an update at a future meeting

Ms. Olson asked in Harbor Freight was coming to Sierra Vista. Mr. Pregler stated that the City had a presubmittal meeting with Harbor Freight but no formal site plan or building plans have been submitted.

#### UPDATES ON PROJECTS

None

#### CITY COUNCIL LIAISON COMMENTS:

None

#### ADJOURNMENT

Mr. Barton moved to adjourn the meeting. Seconded by Ms. Olson. The meeting adjourned at approximately 5:30 p.m.

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David Thompson  
Acting Chair  
Planning & Zoning Commission

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Matt McLachlan, AICP  
Executive Secretary  
Planning & Zoning Commission

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Jeff Pregler  
Recording Secretary